



Topaz Close, Blunsdon St Andrew Swindon, SN25 2SX

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- Executive Detached House
- 3 Bathrooms
- Bi-Folding Doors
- Professionally Landscaped rear Garden
- Must Be Viewed!

- 5 Bedrooms
- Stunning 39ft Kitchen/Family/Dining Room
- Double Garage
- Edge of Development Location

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# 7 Topaz Close, Blunsdon St Andrew Swindon, SN25 2SX

**£750,000**

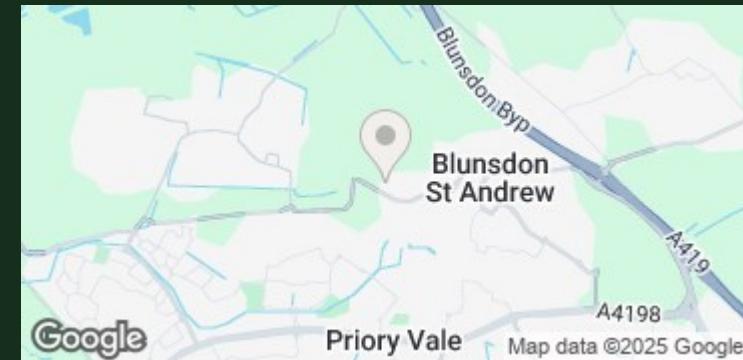
A stunning and beautifully presented, **FIVE DOUBLE BEDROOM** Executive detached family home boasting a generous 39ft **KITCHEN/BREAKFAST/FAMILY ROOM**, **TWO ADDITIONAL RECEPTION ROOMS**, **TWO EN-SUITE SHOWER ROOMS** and **DETACHED DOUBLE GARAGE** situated on the **VERY EDGE** of this modern development in Blunsdon St Andrew, Swindon providing easy access to the A419 and J16 of the M4 motorway.

Open the front door to be wowed by an impressive entrance hallway showcasing a split staircase with galleried landing also benefiting from two storage cupboards and a downstairs cloakroom, two reception rooms having bay windows to the front ideally used as a snug and home office, a generous and impressive open plan 39ft Living/Dining/Kitchen with Bi-folding doors leading out to the rear garden, a built-in media wall, kitchen island complementing a wonderful range of units with integrated appliances and separate utility room, The first floor has a fabulous galleried landing as previously mentioned servicing a family bathroom and five double bedrooms with bedrooms one and two both benefiting

en-suite shower rooms. Outside and to the side is a detached double garage having power and lighting with eaves storage over, two up and over doors to the front and a double width driveway. Side gated access leads to a generous, fully enclosed landscaped garden providing a large patio seating area, a second composite decked seating area and garden laid to lawn.

Further benefits of this home include uPVC double glazing throughout, gas radiator central heating and the remainder of a 10 year NHBC warranty.

To arrange a viewing, contact Alan Hawkins Property Sales today.



## Viewings

By appointment through Alan Hawkins Property Sales. Tel: 01793 840 222

## Council Tax: Swindon Council

Tax Band G For information on tax banding and rates, please call Swindon Council

## Tenure

Freehold

## Management Fee

Management Fees: £258.32 p/a (2025)

Flood Risk: Very Low (Environmental)

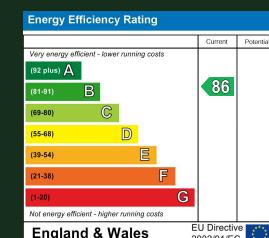
Internet Speeds: upto 1000mbps (Ofcom) Cat 5 cabling to ground Floor + Garage

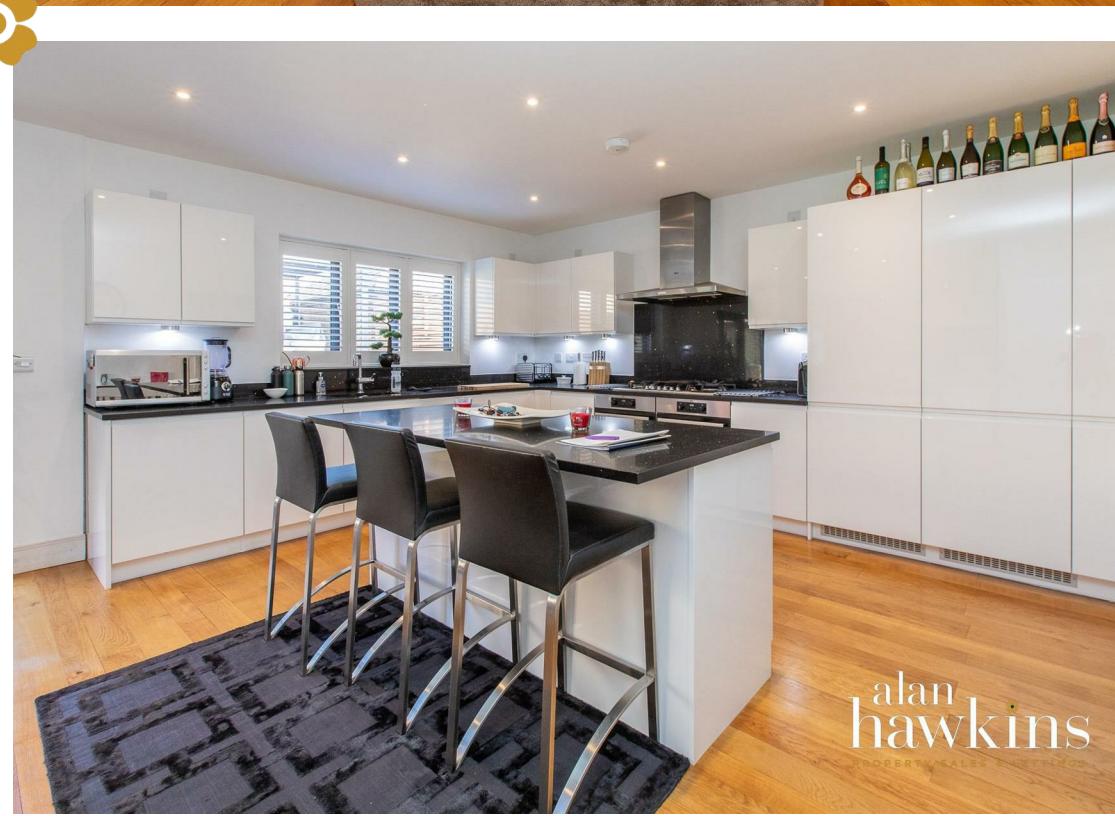
Gas: Mains

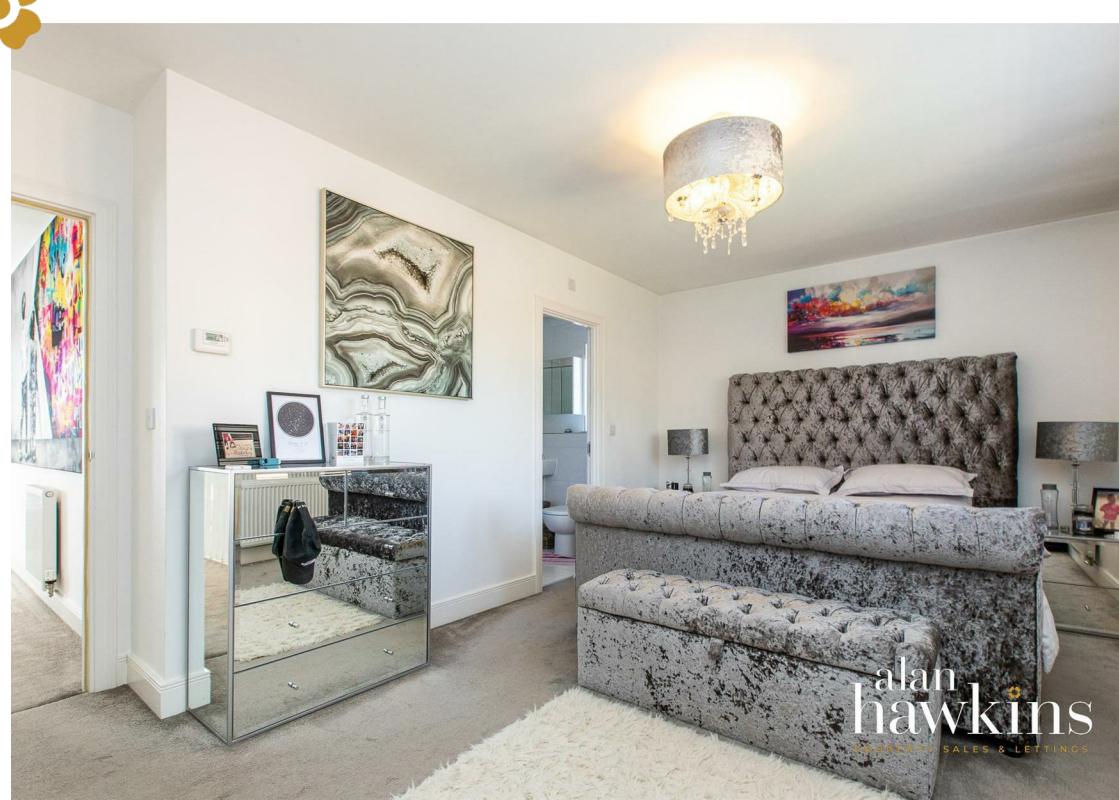
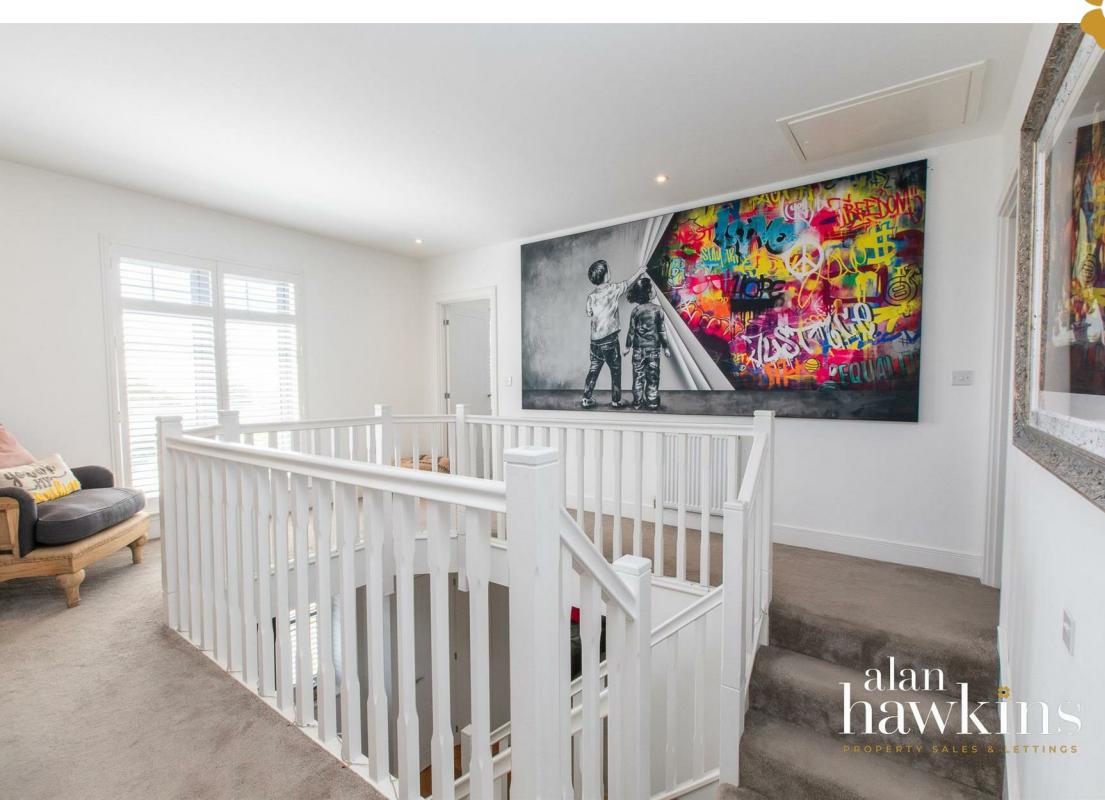
Electric: Mains

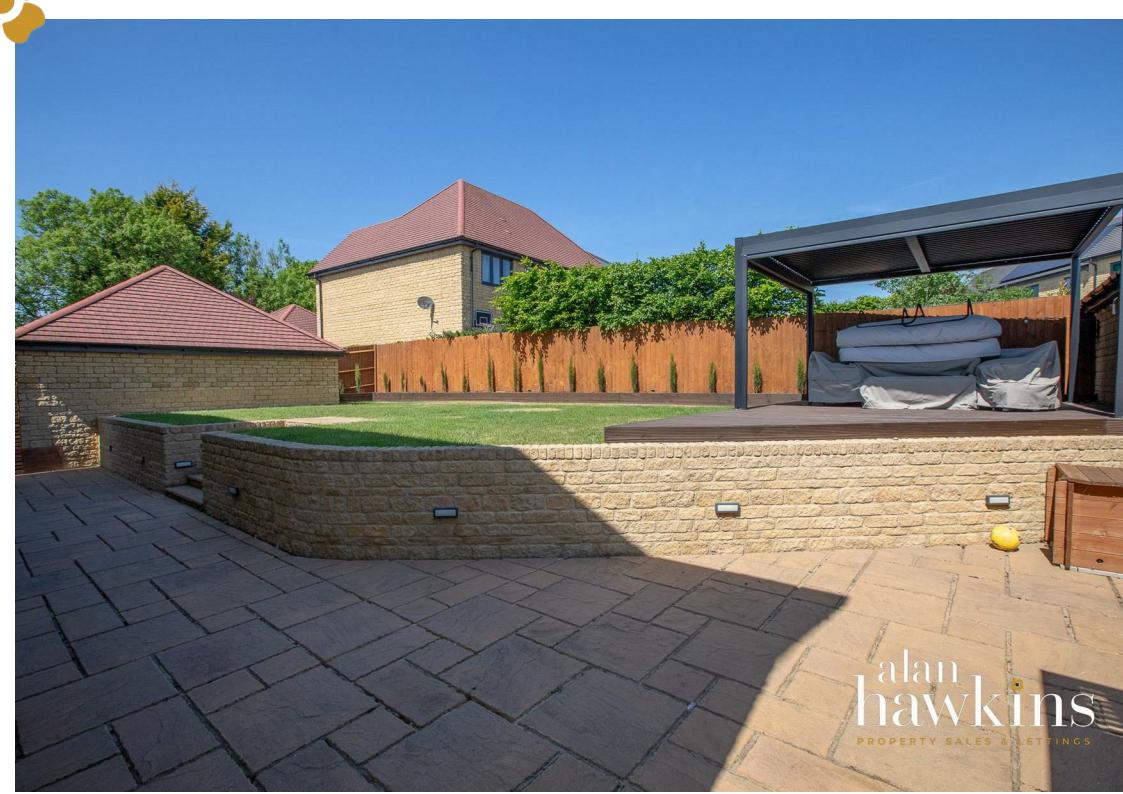
Water + Waste: Mains

## Energy Efficiency Rating (England & Wales)











**TOTAL FLOOR AREA : 2527 sq.ft. (234.8 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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## Alan Hawkins

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equipment, fixtures or services and so cannot verify they are in working order, or fit for their purposes, neither have the agents checked the legal documents to verify the freehold/leasehold status of the property. The buyer is advised to obtain verification from their solicitor/surveyor.

